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**ORDINANCE NO. O2014-29**

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA;  
PROPOSING A ZONING MAP AMENDMENT TO THE  
OFFICIAL ZONING MAP IN ACCORDANCE WITH  
SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT  
REGULATIONS; PROVIDING FOR CODIFICATION;  
PROVIDING FOR CONFLICT; AND PROVIDING FOR AN  
EFFECTIVE DATE

**WHEREAS**, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

**Parcel G07D388**  
**Pat the Plumber, Inc. Property**  
**0.72 acres +/-**

**Legal Description:**

**Lots 21 through 32, Block N, SUNSET PARK, according to the Plat thereof as recorded in Plat Book 1, page 82 1/2, Public Records of Sumter County, Floirda.**

**Subject to covenants, restrictions, reservations and easements of record, if any, which are not extended or reimposed hereby.**

This property is to be reclassified from City "R-3: Medium Density Residential" to City of Wildwood "C-1: General Commercial: Downtown."

**AND WHEREAS**, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

**NOW, THEREFORE, BE IT ENACTED AND ORDAINED**, by the City Commission of Wildwood, Florida, as follows:

**SECTION 1.** The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

Return to City of Wildwood  
100 N Main Street  
Wildwood Florida 34785

**SECTION 2.** All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

**SECTION 3.** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

**SECTION 4.** This Ordinance shall take effect upon its final reading by the City Commission of the City of Wildwood.

**DONE AND ORDAINED** this 23<sup>rd</sup> day of June, 2014, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA



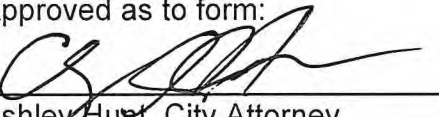
  
\_\_\_\_\_  
Ed Wolf, Mayor

  
\_\_\_\_\_  
Cassandra Lippincott, City Clerk

First Reading: June 9, 2014

Second Reading: June 23, 2014

Approved as to form:

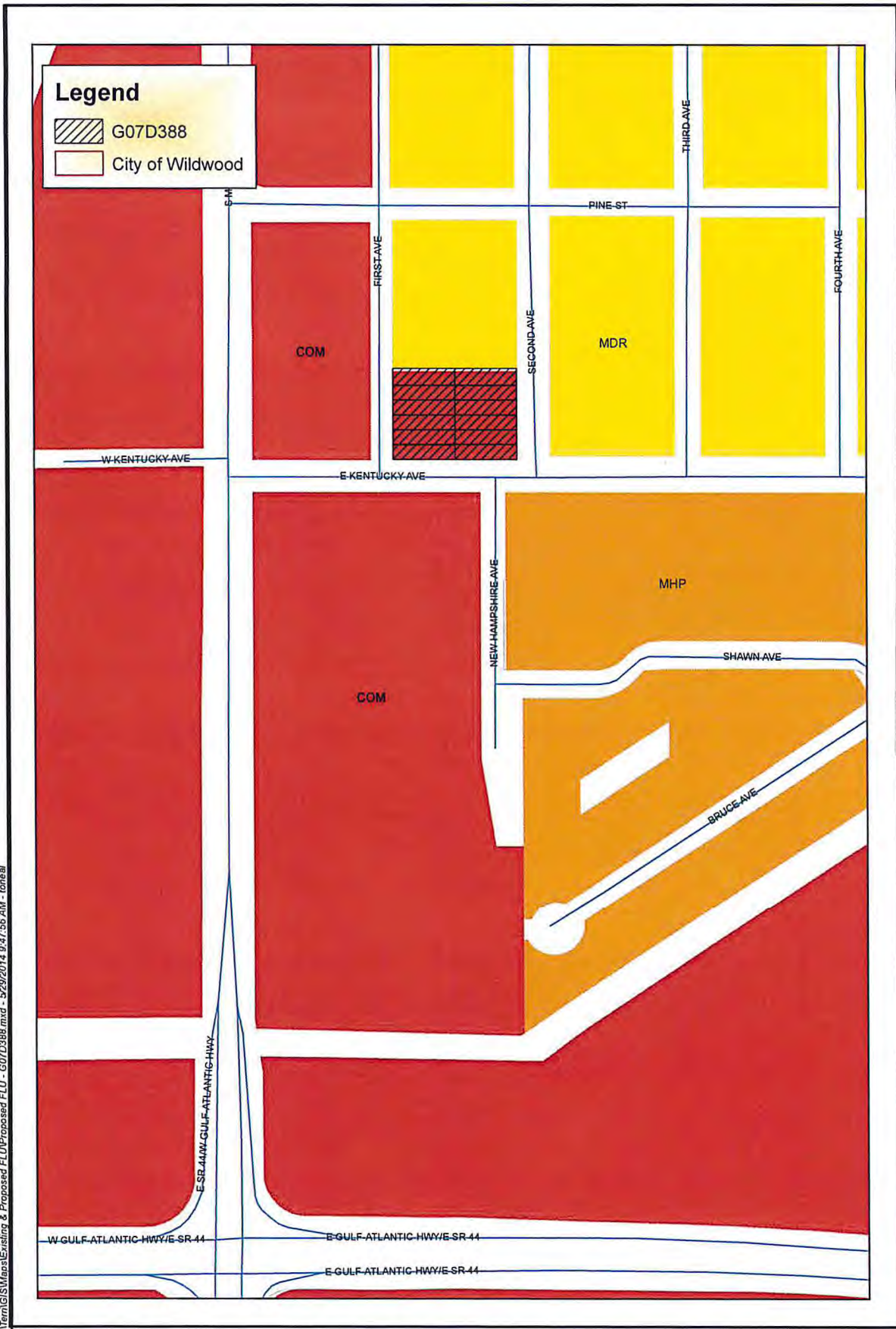
  
\_\_\_\_\_  
Ashley Hunt, City Attorney

**Ordinance O2014-29**

**"Exhibit A"**

**G07D388 (Pat the Plumber, Inc.)**

**Proposed Zoning Map Designation**



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City of Wildwood  
 100 North Main Street  
 Wildwood, FL 34485  
 Phone: (352) 330-1330  
[www.wildwood-fl.gov](http://www.wildwood-fl.gov)



Feet  
 0 100 200

**G07D388**  
**714 First Ave**

**WILDWOOD, FLORIDA**

APRIL 2014

PROPOSED FUTURE LAND USE